

# FACILITIES FINANCING

---

## What are Facilities Benefit Assessments and Development Impact Fees?

Since 1980, the City Council has adopted legislation establishing fees on new development as a way to assure that needed public facilities will be provided both in urbanized and planned urbanizing communities in the City of San Diego.

Building permits involving new or additional development can be issued for most residential and non-residential projects only after applicants pay a Facilities Benefit Assessment (FBA) or a Development Impact Fee (DIF). The amounts collected vary by community since they are based on the facility needs of each community. In some cases payment of fees may be deferred until final inspection.

**Facilities Benefit Assessments** are collected in the planned urbanizing communities. Assessments are typically levied to finance libraries, fire stations, parks, police stations, and transportation facilities within each community. Commercial, industrial, and institutional fees in the planned urbanizing areas are based on total acreage of a development. An exception is North University City, where FBA's are based on the average daily trips generated by a project.

**Development Impact Fees** are also collected in the **urbanized communities** and typically include

components for transportation, fire, police, park and library facilities.

Commercial and industrial DIF fees are collected for fire and transportation facilities. Calculations for the fire portion of the DIF fees are based on the square footage of a project. Calculations for the transportation portion of the DIF fees are based on the expected traffic generation of the project, with "per trip" rates.

The fees are applicable only on additional development; that is, a net increase in residential units, increased building area, or a change in use resulting in higher trip generation.

Fees can be paid at the Development Services Center, 1222 First Avenue, when the building permit is issued. Requests for fee deferral until occupancy may be granted in certain cases. Please contact the office listed below for further information:

Planning & Development Review  
Department,  
Facilities Financing

533-5960

## COMMUNITY PLANNING AREAS BY CATEGORY 4/99

### URBANIZED

Barrio Logan  
Centre City  
Clairemont Mesa  
College Area  
Golden Hill  
Kearny Mesa  
La Jolla  
Linda Vista  
Mid City  
Midway/Pacific Highway Corridor  
Mission Beach  
Mission Valley  
Navajo  
Greater North Park  
Ocean Beach  
Old San Diego  
Otay Mesa-Nestor  
Pacific Beach  
Peninsula  
San Ysidro  
Serra Mesa  
Skyline/Paradise Hills  
Southeast San Diego  
Torrey Pines  
University South  
Uptown

### PARK PLANS

Balboa Park  
Los Penasquitos Canyon Preserve  
Mission Bay Park  
Mission Trails Regional Park  
Tecolote Canyon

### PLANNED URBANIZING

Carmel Mountain Ranch  
**Carmel Valley\***  
East Elliott  
Fairbanks Ranch Country Club  
Miramar Ranch North  
**Mira Mesa\***  
**North University City\***  
Otay Mesa  
Rancho Bernardo  
**Rancho Penasquitos\***  
**Sabre Springs\***  
**Scripps-Miramar Ranch\***  
Sorrento Hills  
**Tierrasanta\***  
Via de la Valle

### FUTURE URBANIZING

**Del Mar Mesa (Subarea 5)\***  
Subarea 2  
San Dieguito River Basin  
San Pasqual

### PHASE SHIFTED COMMUNITIES

**Black Mountain Ranch (Subarea 1)\***  
**Pacific Highlands Ranch (Subarea 3)\***  
Torrey Highlands (Subarea 4)

**\*FBA Communities**



## **California Government Code 66000 Guidelines**

Development Impact Fees (As opposed to Facilities Benefit Assessments) are governed by the California Government Code 66000. These fees are assessed primarily in the urbanized areas of the City. The major points of this code as they apply to the City's impact fees are provided below.

The City must:

1. Identify the purpose of the fee;
2. Identify the public facility to be funded;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed;
5. Deposit the fees in a separate earning fund;
6. Provide an annual report showing the amount of the fee; beginning and ending balance of each fund; total fees collected including interest earned; and list each public improvement on which fees were expended.

If money remains in the fund after 5 years from the collection date and certain findings aren't made then the money shall be refunded.

## City of San Diego Ordinance O-15318 Guidelines

Facilities Benefit Assessments are governed by the City of San Diego Ordinance O-15318. This is the procedural ordinance for financing public facilities in planned urbanizing areas of the City. This ordinance was adopted August 25, 1980. The major points of this ordinance are provided below.

The City must:

- 1) Designate areas of benefit and provide a diagram of the designated area
- 2) Provide an implementation program or a financing plan with respect to the proposed capital projects
- 3) Describe and provide estimated total costs for each project
- 4) Provide a capital improvement program establishing a schedule for the timing of the project construction
- 5) Provide the method by which costs are apportioned and the estimated cost by parcel in each area of benefit
- 6) Provide the basis and methodology for automatic annual increases
- 7) Place liens on the property for the proposed assessment due at building permit issuance

Fees are deposited in a separate interest earning fund for each area of benefit.

# Development Fees



This brochure outlines fees that the Facilities Financing Section of the Planning and Development Review Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities with the City of San Diego. A developer usually pays one of the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks and fire stations. The fees must generally be paid to the Information and Application Services Division of the department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

If you have any questions about any of these fees, call the Planning Department at (619) 235-5200 to speak with Facilities Financing personnel who can assist you.



**FEES SUBJECT TO CHANGE PER UPDATE PROCESS. CHECK WITH COMMUNITY PROJECT MANAGER FOR CURRENT FEES.**

COMMUNITY	FISCAL YEAR 2003 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Mult- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	30,000	21,000	9,930 (a) (b)	5,167 7,574 (a)	99,294	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	-	-
Carmel Valley - N	16,228	11,402	60,428	56,195	58,149	-	-	-	-
Carmel Valley - S	16,228	11,402	60,428	56,195	58,149	-	-	-	-
Del Mar Mesa	43,852(c)	30,697	90,337	-	-	-	-	-	-
Fairbanks Ranch	14,303	10,112	44,315	-	-	-	-	-	-
Miramar Ranch North(d)	-	-	-	-	-	-	-	-	-
Mira Mesa	11,378	7,964	70,429	24,690 32,313	-	-	-	-	-
North University City	9,034	6,324	-	-	-	609(e)	-	-	-
Otay Mesa (f)	7,909	5,536	45,476 61,625	15,764 46,338	-	-	-	-	-
Pacific Highlands Ranch	19,995 13,597 (g)	13,997	161,322	107,547	57,358	-	-	-	-
Rancho Bernardo	301/201(h)	301/141(h)	2,106	602	-	-	-	1,366/641(h)	954/44900
Rancho Encantada	13,923	9,746	-	-	6,213	-	-	-	-
Rancho Peñasquitos	15,842	11,090	95,054	-	-	-	-	-	-
Sabre Springs	3,591	2,514	628(a)	317 (a)	-	-	-	-	-
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
ScrippsMiramar Ranch	4,198	2,939	82,878	49,962	28,592	-	-	5,073	5,073
Tierrasanta	4,364	3,054	23,444	13,090	-	-	-	-	-
Torrey Highlands (m)	34,776	24,343	62,249- 209,699(0)	187,095	-	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	-	-
Urbanized Communities									
Barrio Logan	920	920	-	-	-	51	-	-	-
Centre City	400	400	-	-	-	66	-	-	-
Clairemont Mesa	4,261	4,261	-	-	-	42	105	-	-
College Area	2,484	2,484	-	-	-	175	-	-	-
Golden Hill	1,821	1,821	-	-	-	86	55	-	-
Kearny Mesa	7,536	7,536	-	-	-	61	66	-	-
La Jolla	4,689	4,689	-	-	-	156	148	-	-
Linda Vista	783(j)	783(j)	-	-	-	30	59/12900	-	-
Mid City (l)	2,417	2,417	-	-	-	75	5	4,151	3,113
Midway/Pacific Highway	515	515	-	-	-	53	17	-	-
Mission Beach	1,590	1,590	-	-	-	148	-	-	-
Mission Valley	2,307	2,307	-	-	-	143	65	-	-
Navajo	2,162	2,162	-	-	-	152	-	-	-
North Park (l)	4,080	4,080	-	-	-	62	115	4,151	3,113



February 2003  COMMUNITY	FISCAL YEAR 2003 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Multit- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Old San Diego	1,110	1,110				148	30	-	-
Otay Mesa-Nestor	2,171	2,171	-	-	-	50	104	-	-
Pacific Beach	2,431	2,431	-	-	-	46	120	-	-
Peninsula	3,020	3,020	-	-	-	146	114	-	-
San Ysidro	3,486	3,486	-	-	-	69	72	-	-
Serra Mesa	1,526	1,526	-	-	-	25	11	-	-
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	-	-
Southeastern San Diego	2,430	2,430	-	-	-	194	25	-	-
Tijuana River Valley	3,486	3,486	-	-	-	69	72	-	-
Torrey Pines	3,474	3,474	-	-	-	319	-	-	-
South University City	290	290	-	-	-	41	-	-	-
Uptown	7,665	7,665	-	-	-	119	74	-	-

**Key:**  
 SPF - Special Park Fee  
 SF - Square Foot  
 DIF - Development Impact Fee  
 ADT - Average Daily Trip  
 GBA - Gross Building Area  
 FBA - Facilities Benefit Assessment

**Notes:**

- Assessment per 1,000 sq. ft. of Building Area
- Hotel Rate = \$13,739/Room, Golf Course Rate = \$1,210,835/Course
- AR-1-2 (New Land Use Code) Zone Single Family - \$41,221
- Fee Dependent on Development Agreements. Check with Project Manager.
- Applies to Commercial & Industrial development in the North University City Community area.
- Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.
- Del Mar Highlands Estates ONLY.
- Vista del Lago ONLY
- Local Mixed Use - \$280,642 per acre (net of residential area)
- Includes \$129 per DU for the Linda Vista Community Center
- An addition of \$129 per 1,000 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center
- Credit against DIF is given for SPF.
- Excludes Fairbanks Highlands.

**Schedule of Interim Development Impact Fees  
For Subarea II of the City Future Urbanizing Area\***

LAND USE	FY 2003 FEES
Estate Home (Density of 1, or fewer, per acre)	\$24,798 per unit
Single Family Detached	\$20,665 per unit
Multi Family Attached	\$14,466 per unit
Commercial	
a. Retail	\$43,890 per 1000 sq. ft. of Gross Building Area
b. Office	18,008 per 1000 sq. ft. of Gross Building Area
c. Employment Center	13,694 per 1000 sq. ft. of Gross Building Area
d. Service	22,321 per 1000 sq. ft. of Gross Building Area

\* These fees will be in effect until a Public Facilities Financing Plan is approved by Council.

**CITYWIDE HOUSING IMPACT FEE  
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees for non-residential development and must be paid to the Planning and Development Review Department prior to the issuance permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office	\$1.06
Hotel	\$0.64
Research & Development	>0.80
Retail	\$0.64
Manufacturing	\$0.64
Warehouse	\$0.27

*Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.*

These fees can be paid at the Development Services Center (formerly City Operations Building), 2nd Floor, 1222 First Avenue, when permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects  
 Facilities Financing.....533-3670  
 (Project Manager Community Assignments Listed on Back Page)  
 Copies of the Ordinance  
 City Clerk.....533-4000  
 The Housing Trust Fund / Housing Commission.....578-7582

---

**PLANNING DEPARTMENT  
FACILITIES FINANCING SECTION**

**Community Responsibilities**

Charlene Gabriel  
533-3187

Program Manager

Pamela Bernasconi  
533-3677

Supervising Project Manager

John Tracanna  
533-3682

Supervising Project Manager

Angela Abeyta  
533-3674

Miramar Ranch North, Rancho Encantada, Scripps  
Miramar Ranch, Development Monitoring (CRD's  
& TM's)

Vicki Burgess  
533-3684

Golden Hill, La Jolla, Mid-City, Mission Beach,  
North Park, Peninsula, Skyline/Paradise Hills,  
Serra Mesa, Southeastern San Diego, Torrey Pines

Marco Camacho  
533-3686

Linda Vista, Existing Conditions/Public Facilities,  
Inventory, Strategic Framework Element

Jennifer Carroll  
533-3673

Carmel Mountain Ranch, University City (North  
and South), Rancho Penasquitos, Sabre Springs

Gary Hess  
533-3678

Carmel Valley (North and South), Fairbanks  
Ranch, Torrey Highlands (Subarea 4), Sorrento  
Hills, Subarea 2, Via de la Valle

Frank January  
533-3699

College Area, East Elliott, Navajo, Pacific  
Highlands Ranch (Subarea 3), Tierrasanta

Evelyn Lee  
533-3685

Balboa Park, Centre City, Clairemont Mesa,  
Midway/Pacific Highway, Mission Bay Park,  
Ocean Beach, Old San Diego, Pacific Beach,  
Tecolote Park, Uptown, Reimbursement  
Agreements

George Montague  
533-3672

Black Mountain Ranch (Subarea 1), Mira Mesa,  
Rancho Bernardo, San Pasqual

Gary Reming  
533-3683

Barrio Logan, Otay Mesa (Eastern and Western),  
Otay Mesa/Nestor, San Ysidro, Tijuana River  
Valley

Cheryl Robinson  
533-3679

Del Mar Mesa (Subarea 5), Kearny Mesa, Mission  
Valley, Development Agreement Monitoring

